

## Amberfield HOA Minutes

August 20, 2020

**Present:** Mike, Neli, Gaston, Gerald, Margarita, Dorian, Shireen and Glen from Abaris.

- Call to order at 7:08 pm.
- Motion made to **approve** the July 16, 2020 minutes after an amendment was made to reflect change of Board to send letters to owners in violation that they will be fined after 30 days if not in compliance. Amendment to by-laws made and approved by Board to include the verbiage \$200 will be **charged** every 30 days thereafter.
- Board discussed the first draft of the proposed 2021 budget for the HOA. The budget assumes a 10% increase in the HOA fee for next year as we discussed which allows us to increase the annual contribution to the replacement reserves to \$47k. \$50,000 generated from the increase in fees will go to the Reserve Fund. Proposed budget notification will be mailed out to all homeowners explaining rationale for the increase and a vote in the September meeting will be conducted. This proposal should keep us financially stable for the next five years.
- Shireen had to leave the meeting to a scheduled conference elsewhere.
- Motion made and was **approved** to fine as inspected the 3 owners listed on page 2 of the Management Report, letter g. Numbers 1, 4 and 5 who have outstanding violations from the 2019 ACC Inspections.
- Motion made and **approved** with one opposing to not reimburse towing expenses for 105 Fleeceflower Drive. Vehicle was seen and reported by multiple residents that the vehicle was parked for over a month in the same parking spot.
- Motion made and **approved** by Board to accept the heavily trimming proposal from FSC in the amount of \$875.00 of a large Oak tree behind 305 Fleece Flower.
- Email correspondence received discussing a pine tree behind 114 Fleece Flower Drive. FSC inspected the tree and indicated there was plenty of clearance from the home but in order to not have pine needles fall on the deck, the

trees would have to be removed. These are healthy trees. Board stated trees that are healthy are not to be removed.

- 102 Leafcup Court requested that the parking lot stall lines be repainted. Lines have faded causing vehicles to park outside the spaces. Board shared that in one year, paving will be conducted along with the repainting of the parking lot stall lines. However, Board requested Abaris to get a quote for a temporary fix such as painting six inches of the strip on Leafcup Court parking lot stalls.
- Estimate and layout received from Graphcom for signs to be installed on the common area trash cans. Motion made and **approved** by Board for the quote of \$182.32 for signs to indicate FOR LITTER ONLY NOT FOR HOUSEHOLD TRASH OR PET WASTE.
- Board had received four quotes from contractors to replace the doors and the hardware in the pool house. Gaston, Neli and Margarita to check the condition of the doors and hardware in the pool house and re-evaluate the need for replacements and will brief the rest of the Board members at the September HOA meeting.
- Motion made and **approved** by Board to replace the woodchips in the Tot Lots and accept FSC's proposal.
- Motion made and **approved** for FSC's proposal to provide a bulk discount on all tree landscaping issues to include the approved quote from Margo's list.
- Board requested Abaris to verify the number of people that can reside in a home at any given time. Board also requested how we could verify if owners are having short term leases like Airbnb where individual rooms may be rented.
- Gaston indicated FSC needs to trim the bushes behind the rows of 171, 173 and 175 Lazy Hollow Drive. Glen requested Gaston take pictures and forward to Abaris so FSC can be notified.
- 230 Lazy Hollow Drive requested a review of the common areas where residents can place their trash cans for pick up. Resident was informed by a resident he could not place his trash can or recycling bin on the sidewalk in front of 228 Lazy Hollow Drive. In order for the Trash pick-up men

to see his trash container and recycling bin, he now places it in front of the car. The corner sidewalk is common property and can be used by residents.

- Recommendation was made by Board members for Abaris to have the handyman change the Handicap parking space in front of 230 Lazy Hollow Drive to the end of the curb. Currently, the space is between cars making it difficult for the handicap person to maneuver around. Changing the handicap space to the end corner by 228 Lazy Hollow Drive would allow for an easier transitioning in and out of the car. A quote for the job was requested to Glen.
- The next Board meeting will be held via WebEx on Thursday, September 17, 2020.
- Meeting adjourned at 8:56 pm.